

## CITY OF SALEM VACANT COMMERCIAL-INDUSTRIAL LOTS 2007-2014

Map No.	Address	Zoned	Land Size	Land Size	Sale Year	Sale	Sale	Price	Price	Remarks
			Sq Feet	Acre		Date	Price	Per SFT	Per Acre	
4-1-3	100 Sheraton Dr	TBD	138,085	3.17	2014	8/28/2014	\$ 310,000	\$2.24	\$97,792	Future site of proposed hotel and small restaurant, surrounded by hotels at exit 141. Slopping site in rear, will require retaining walls on both sides
198-2-10	5514 9th St	HM	15,000	0.344	2014	1/2/2014	\$ 65,000	\$4.33	\$188,953	Lot historically used as junk yard. Located in Flood Plain
4-1-3	100 Blk Sheraton Dr	TBD	137,955	3.167	2013	5/1/2013	\$ 345,000	\$2.50	\$108,936	Proposed Hotel and Restaurant Site. Sale confirmed on CoStar-however still unrecorded as of 04/22/2014
72-3-3	600 Blk Harrison Ave	LM	18,033	0.414	2013	5/31/2013	\$ 34,000	\$1.89	\$82,126	small light manufacturing zoned parcel adjoining VDOT, more than likely to be rezoned and used for single family
174-1-4	2839 W Main St	HBD	38,833	0.8915	2013	5/1/2013	\$ 268,000	\$6.90	\$300,617	very small bldg was present at time of sale (since demolished), open BP for Dollar Store
180-5-6	1255 Southside Drive	HM	177,289	4.07	2012	7/17/2012	\$225,000	\$1.27	\$55,283	Land partially located in floodway.
124-10-4	800 Block W. Main Street	HBD	38,640	0.887	2011	9/2/2011	\$1,200,000	\$31.06	\$1,352,875	Formerly Credit Union - Bldg torn down. Will be H'town bank (in front of Lowe's)
174-1-6.2	2821 West Main Street	HBD	42,120	0.967	2011	1/20/2011	\$213,000	\$5.06	\$220,269	Good commercial building site
175-1-6	2500 West Main Street	HBD	52,098	1.196	2010	8/27/2010	\$162,500	\$3.12	\$135,870	Irregular Shaped Lot/ West of Wildwood Road
139-4-2.1	48 Hurt Lane	LM	28,096	0.6450	2010	5/14/2010	\$100,000	\$3.56	\$155,039	Site of West Main/ Lot perimeter is fenced.
094-1-4	501 Wildwood Road	HBD	118,919	2.7300	2009	11/25/2009	\$300,000	\$2.52	\$109,890	Former site of Service Station/ Some Flood Issues
139-5-(2,3,7)	1830-1956 West Main St	HBD	348,393	7.9980	2009	9/18/2009	\$3,700,000	\$10.62	\$462,616	Presumes Little or No Value in Blg although still in Use
161-3-6	101 West 4th Street	HM	33,149	0.761	2008	12/4/2008	\$385,000	\$11.61	\$505,913	Corner Site 4th and Union/ to be Eye Dr Office
140-1-6	1436 West Main St	HBD	27,600	0.6336	2008	9/16/2008	\$535,000	\$19.38	\$844,381	High Traffic Area Site or Member 1 Credit Union
168-2-2	2218 West Main Street	LM	174,588	4.008	2008	8/15/2008	\$320,000	\$1.83	\$79,840	Presumes Little or No Value in Blg although still in Use
210-1-2	2936 West Main Street	HBD	17,611	0.4043	2008	8/15/2008	\$135,000	\$7.67	\$333,910	Presumes Little or No Value in Blg although still in Use
142-1-1.1	West Main at 4th Street	HBD	567,543	13.0290	2008	8/8/2008	\$7,000,000	\$12.33	\$537,263	Site for LOWE'S/ High Traffic Good Site
122-5-4	104 West Main Street	DBD	37,880	0.8696	2008	8/6/2008	\$1,250,000	\$33.00	\$1,437,443	Downtown Lots/ VA Credit Union to build/ HIGH SALE
184-1-2	24 Broome Street	HM	17,276	0.3966	2008	6/5/2008	\$125,000	\$7.24	\$315,179	Presumes Little or No Value in Blg although still in Use
051-3-2.1	533 Branch Drive	LM	32,670	0.7500	2008	5/22/2008	\$75,000	\$2.30	\$100,000	Industrial Lot/ Flood Plain
139-4-6&7	1630 West Main St	HBD	142,354	3.2680	2008	5/22/2008	\$965,000	\$6.78	\$295,288	Presumes Little or No Value in Blg although still in Use
139-4-5.1	1618 West Main St	HBD	62,639	1.4380	2008	3/17/2008	\$260,000	\$4.15	\$180,807	Site for DDS Office/ Lot has SMALL FRONTAGE on MAIN
143-1-11-13	4th Street at Wilson	HBD	30,405	0.698	2008	1/3/2008	\$150,000	\$4.93	\$214,900	3 Contiguous Lots/ Slightly Low for area
165-4-7	1361 Southside Drive	LM	56,236	1.291	2007	11/26/2007	\$100,000	\$1.78	\$77,459	Light Industrial/Commerce Area
229-3-1	1355 West Main Street	HM	402,669	9.244	2007	10/9/2007	\$146,000	\$0.36	\$15,794	FLOODWAY LAND/ Used as Golf Driving Range
155-3-1	71 St John Road	HM	35,837	0.8227	2007	9/11/2007	\$179,200	\$5.00	\$217,819	Light Industrial/Commerce Area
051-3-10&11	1400 Blk Lakeside Cr	LM	40,624	0.9326	2007	6/27/2007	\$80,000	\$1.97	\$85,782	2 small industrial lots/ Flood Plain
126-3-15	1419 West Main Street	HBD	41,208	0.9460	2007	2/1/2007	\$950,000	\$23.05	\$1,004,228	Corner Lot/High Traffic/ Site for Strip Shop Center
115-1-8&8.2	1643 Lynchburg Tpke	HBD	23,522	0.5400	2007	1/22/2007	\$100,000	\$4.25	\$185,185	Commercial Lot/Hilly/ House of little value
129-3-13	100 Wildwood Road	HBD	71,003	1.6300	2006	6/15/2006	\$875,000	\$12.32	\$536,810	Site for Motel Nice Flat Lot near I81 Interchange